



CITY OF GREENWOOD

REPORT OF TECHNICAL REVIEW COMMITTEE

Docket#: PC2006-14 Date of Report: 3/1/06

Project: Villages at Grassy Creek, Section 8 – Secondary Plat

Representative: Max Cooper (Projects Plus), Bill Evans (CP Morgan)

TRC Members Present: Chairman: Lowell Weber (Planning), Deborah Luzier (Planning), Paul Peoni (Engineering), Kevin Riddle (Engineering), Tracy Rumble (Fire), Keith Meyer (Sanitation), Diana Mercer (Water), Jeff Wilham (REMC)

Project Description:

Secondary Plat for Section 8 of Villages at Grassy Creek, containing 47 lots.

Minutes/Comments:

Max Cooper, Projects Plus, introduced the project. He said that Section 7 is built and Section 6 is almost ready for a Land Alteration Permit. Soon, they will be working on the primary plans for Section 10.

Diana Mercer, Indiana-American Water, said that they have gone to IDEM and should have notice shortly if not already. She has not received comments from their engineer, but will provide written report when received.

Tracy Rumble, Fire Department, distributed written report. He mentioned that there is a maximum of 500 feet between hydrants and a few locations need adjustment.

Jeff Wilham, REMC did not have any comments.

Keith Meier, Sanitation, did not have any comments.

Paul Peoni, Engineering, asked that traffic control signage be added to the proposed site conditions sheet.

Kevin Riddle, Engineering, asked that the type of each barricade be shown on the plans. Riddle stated that the rear yard swale for lot 356 needs to be shown on the plans. He went on to say that a note is needed about self-monitoring for erosion control. Furthermore, a note is needed about the relocation of the construction access drives and parking.

Lowell Weber, Planning, said that plans are subject to further review by Ed Ferguson (Planning) for landscaping and Evan Springer (Parks) for paths (if applicable). Furthermore, provide Tony Magnabosco (Planning) with a list of street names.

Cooper mentioned that he submitted revised drainage calculations for Sections 7 and 8.

Motion to approve comments by Kevin Riddle, second by Tracy Rumble. Motion passes unanimously.

The Technical Review Committee, having reviewed the above plat/plans and related documents, makes the following report:

That the Plat and/or Plans have been prepared in accordance with the terms of the SUBDIVISION CONTROL, STORMWATER DRAINAGE AND ZONING ORDINANCES

With the following conditions:

1. Inspection agreement, performance guarantees, and dedications shall be executed with the BPWS prior to issuance of land alteration permit.
2. Sewer Availability Fee (SAF) shall be paid prior to issuance of building permit.
3. Sanitary sewer plans shall be subject to review and approval by outside city consultant.
4. Plans shall note that the developer is responsible for completing all improvements in compliance with city standards and ordinances and the project engineer is responsible for design of all improvements in compliance with city standards and ordinances.
5. Landscape plans shall be subject to revision as per written staff report.

6. All written comments listed in Fire Department's report shall be met. (attached)
7. Add traffic control signage to the proposed site conditions sheet.
8. Show the type of each barricade on the plans.
9. Rear yard swale for lot 356 needs to be shown on the plans.
10. Add note about self-monitoring for erosion control.
11. Add note about the relocation of the construction access drives and parking.
12. Plans are subject to further review by Evan Springer (Parks) for paths (if applicable).
13. Provide list of street names for review.